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# **Housing and Community Revitalization**

**Sub-Element Of  
The General Plan  
1990-1995  
Update: 1990-1991**

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# Preface

## **Public Participation (New Section)**

The City of Sunnyvale is constantly updating and refining its housing programs as new opportunities and innovations in housing designs and programs become available. As part of this ongoing review, public participation is actively encouraged. Public participation in the review and development of housing policies and programs occurs during all phases of the of the planning process. The Housing and Human Services Committee, a committee composed of all segments of the Sunnyvale community, initially discusses, reviews, and sometimes proposes housing programs. Attempts are made to involve all economic groups in the development of housing policies and programs. Notices of Housing and Human Services Committee meetings are posted in public areas, letters are sent to community groups and public service announcements are published in the paper. Summaries of major policy changes are sometimes placed in the City's Quarterly Report sent to all residents and bill inserts are sometimes used for publicity of operating programs.

In addition, public participation occurs during the Planning Commission and City Council hearings. The usual noticing, plus newspaper coverage and posting at libraries and senior centers, promotes public participation in the hearing phases.

## II. Community Conditions

### Rehabilitation and Other Needs

Rehabilitation and other needs are being addressed through a variety of programs and services.

Rehabilitation services are being provided to help individuals with physical disabilities and other needs. These services include physical therapy, occupational therapy, and speech therapy. Other services include counseling, job training, and social services.

Rehabilitation services are being provided to help individuals with mental health issues. These services include counseling, medication management, and crisis intervention.

Rehabilitation services are being provided to help individuals with substance use disorders. These services include counseling, medication management, and support groups. Other services include job training and social services.

Rehabilitation services are being provided to help individuals with chronic health conditions. These services include counseling, medication management, and support groups. Other services include job training and social services.

Rehabilitation services are being provided to help individuals with developmental disabilities. These services include counseling, medication management, and support groups. Other services include job training and social services.

Rehabilitation services are being provided to help individuals with aging-related needs. These services include counseling, medication management, and support groups. Other services include job training and social services.

Rehabilitation services are being provided to help individuals with other needs. These services include counseling, medication management, and support groups. Other services include job training and social services.





# New Construction, Preservation, Rehabilitation, and Other Needs

## Supply and the ABAG Regional Housing Allocation (Revised Section)

Sunnyvale's new construction need incorporates a share of the regional housing need of persons from all income levels as identified by ABAG. The regional need includes existing and projected regional demand for housing, taking into account market demand, employment opportunities, availability of suitable sites and public facilities, and commuting patterns.

Between 1980 and 1990, 6,233 units were built in Sunnyvale. The predominate types of construction were single family attached units and apartments.

The revised Figure 14 shows Sunnyvale's share of the regional housing (new construction) need by income group as projected by ABAG. This total number of units, 4,958, includes the following: 50 units of existing need, 1,027 units needed between 1988-90, 3,514 units needed between 1990-95, and 417 units needed through alternative zoning.

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### Figure 14 (Revised) 1988-1995 Existing and Projected Housing Need By Income Group:

Very Low Income: 892 Units (under 50% of median income)	18%
Low Income: 793 Units (50%-80% of median income)	16%
Moderate Income: 1,091 Units (80%-120% of median income)	22%
Above Moderate: 2,182 Units (Over 120% of median income)	44%
	100%
<b>TOTAL UNITS NEEDED: 4,958</b>	

Source: ABAG projections based on regional need

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Sunnyvale's projected new construction housing need of 4,958 units as shown in the revised Figure 14 has been reduced to 3,538 units by the construction which occurred from Fiscal Year 1987/88 through Fiscal Year 1989/90. Approximately 1,444 units were constructed, 1,239 of which were affordable to moderate, low, and very low income households. Of these 1,239 units, 1,115 were affordable to moderate income, 114 were affordable to low income, and 10 were affordable to very low income households. The remainder of the units constructed (205 units) were affordable to above moderate income households.

Between 1987 and 1990, it is estimated that 1% of the very low and 14% of the low income projected need was met. Very low income is defined as under 50% of the median income. Low income is defined as 50% to 80% of the median income. Very low and low income needs were met by: (1) the construction of 124 units under the BMR Program and Mortgage Revenue Bonds (4 units were for very low income and 120 units were for low income), and (2) the construction of an estimated 12 units under the Accessory Unit Ordinance (6 for very low income and 6 for low income). Therefore, the very low and low income need for 1990 to 1995 was reduced to 882 very low and 679 low income units needed, as shown in Figure 15 (revised). Sunnyvale's land costs do not permit the private market to meet the needs of the very low and low income groups. In fact, the construction of very low income units requires considerable subsidy due to development costs.

An estimated 100% of the moderate income projected housing need was met from 1987 to 1990. Moderate income is defined as 80% to 120% of the median income. This need was met by the: (1) construction of 15 moderate income owner occupied units under the BMR Program; and (2) an estimated 1,224 new apartments. There are no further moderate income units required to meet the 1985-1995 ABAG projected housing need. However, based on information obtained from developers, real estate agents, and others, there remains a continued demand for moderate income housing. The City will continue to address this demand.

Moderate income households experience some difficulty in purchasing some Sunnyvale housing, however, there are affordable rental units and condominiums for this group. A September 1990 survey indicated that the average Sunnyvale family income was \$50,000 and a family with this average income could afford approximately 23% of the housing units listed for sale at that time. The HUD 1991 estimated median income for Sunnyvale is now at \$57,100.



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Figure 15 (Revised)  
**Sunnyvale's New Construction Need  
By Income Group (1990-1995)**

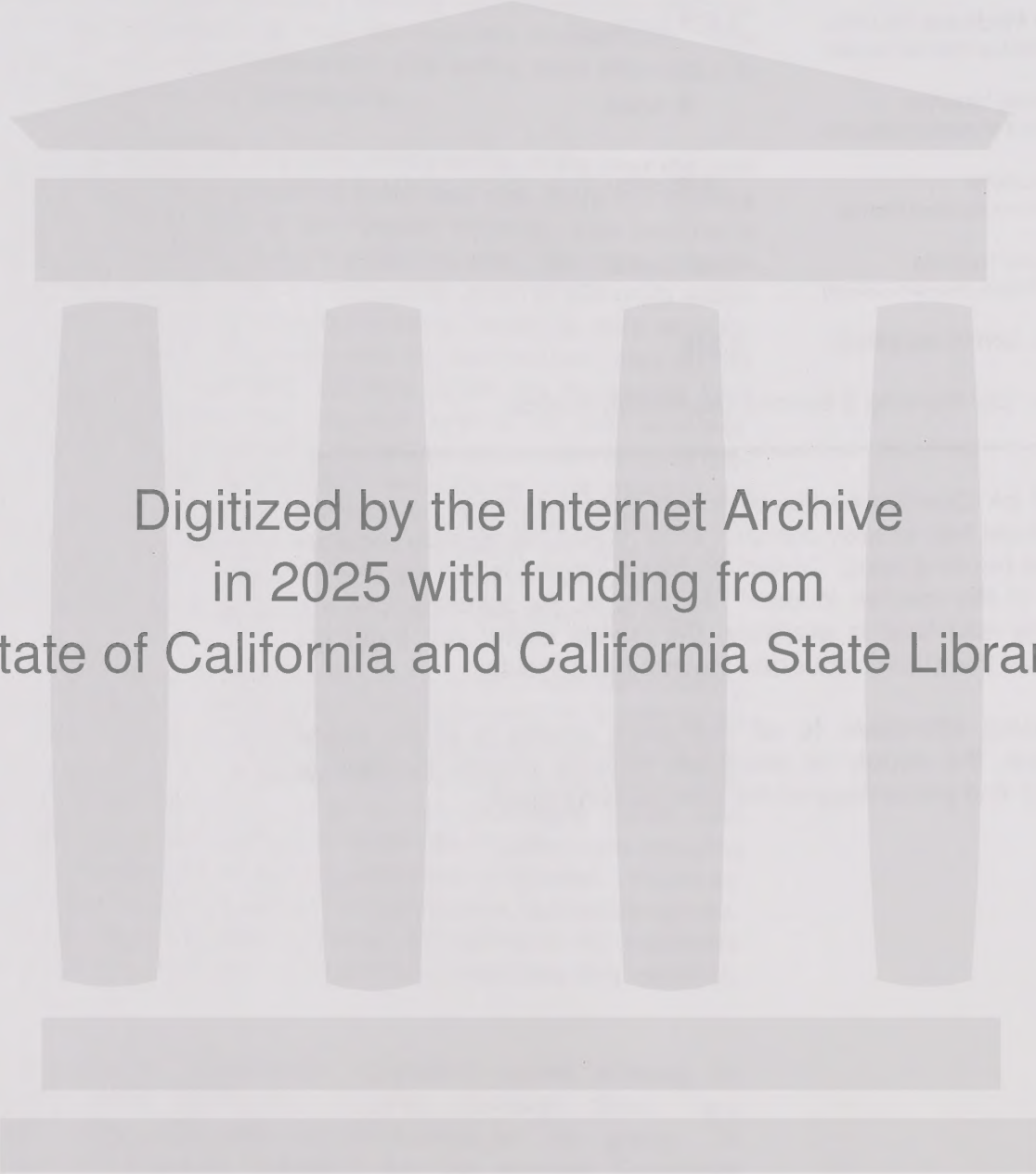
Above Moderate Income (Over 120% of median income)	<b>1,977 units</b>
Moderate Income (80%-120% of median income)	<b>0 units</b>
Low Income (50%-80% of median income)	<b>679 units</b>
Very Low Income (Under 50% of median income)	<b>882 units</b>
<b>TOTAL UNITS NEEDED:</b>	<b>3,538</b>

Source: City Planning & Building Department records.

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Based on Community Development Department permit records, Sunnyvale has already met part of its 1990-1995 above moderate income housing need. Above moderate income is defined as over 120% of the median income. As long as the infrastructure has capacity and land is available, the private sector can meet the needs of the above moderate income households.

If housing affordable to all economic groups is to be made available, the supply of affordable housing should increase in amount and percentage of the total housing stock.



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# Adequate Sites Inventory

## Introduction (Existing Section)

One of the functions of the Housing and Community Revitalization Sub-Element is to analyze the capacity of suitable and developable sites to meet the identified housing needs. In addition to identifying the potential for sites to increase housing, the Sub-Element should address the suitability of sites for non-market rate housing. There are certain limiting factors. For example, Sunnyvale is a community which is mostly built-out and annexation potential is limited.

## Analysis (New Section)

The following analysis is based on a December 1990 outlook for housing in Sunnyvale. The analysis does not include the significant increase in additional housing which will result from the Futures Study, initiated to address the recommendations of the Golden Triangle Task Force. The Futures Study, discussed subsequently in this section, has identified the potential for 5,600 to 16,000 additional units. Until a specific plan is selected, however, these additional units will not be included in projections.

Sunnyvale had 51,299 housing units in 1990. Without considering the additional units that will be constructed as a result of implementation of the Futures Study, development of unincorporated land or development of accessory units, a total of 54,118+ units are projected at buildout. This projection includes vacant residential land (1,684 units) and redevelopment opportunities (1,100 units). Also, approximately 1,865 accessory units can be constructed. The existing infrastructure has the capacity to serve the additional units on these sites so that opportunity exists for development. None of the sites included in Figure 22 has infrastructure constraints. As discussed in the sections on Constraints to the Development of Housing and Housing Programs, sufficient land is available for the development of housing for all income levels. Very low and low income units can be produced through the BMR program, City cooperation with nonprofits, and construction of Accessory Units.

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Figure 22 (Revised)  
Inventory of Potential Units on Land  
Suitable for Residential Development  
and Redevelopment - 1990-1995

Potential Additional Housing Units

Redevelopment sites	1,100	(including approximately 110 BMR units)
Accessory Units	100	(low and very low income)
Vacant Residential land	1,684	(including approximately 130 BMR units)
Unincorporated land	988	

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**Total Potential Units**      3,872      (including approximately 241 BMR units)

Notes:

- (1) The above projections by the City are based on current zoning designations in December 1990. Sufficient public facilities and services exist to accommodate these units.
- (2) ABAG projects a total of 56,612 units by the year 2005.
- (3) City and ABAG projections of housing units do not include additional housing which may result from the Futures Study (General Plan study) initiated in 1988. The purpose of that study is to consider ways to implement recommendations of the Golden Triangle Task Force. The Task Force recommends increasing the amount of housing in the Golden Triangle area by 50,000 to 60,000 housing units, over the next 20 years. Sunnyvale's share of the new housing may be between 5,600 and 16,000 units.
- (4) While there is a potential for 1,865 accessory units, it is anticipated that not all accessory units will be constructed, however the opportunity exists.
- (5) The unincorporated land has existing infrastructure. Developers must apply to annex prior to development of this land. Development is anticipated to occur by 1995.
- (6) These projections do not include 2-3 group homes which are planned with Project Match and will accommodate 10 very low income persons.

Source: City Planning Division records, ABAG Projections.

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Figure 22 (revised) indicates that as of December 1990, 1,100 units are possible from redevelopment activity. Redevelopment will occur throughout the City, but predominantly in and near the downtown area. About 650 of those units would be affordable to moderate, low, and very low income households. These 650 units will include apartments, SROs, and BMR units. Much of the development will occur in or near the downtown area. The rest would be market rate units. Potential residential redevelopment sites include: (1) underutilized sites and/or existing residential parcels or areas which are substantially underdeveloped sites or where there is no well defined vacant acreage, the existing housing units are in poor condition, and the existing unit density is below the density allowed by zoning, or (2) commercial or industrial sites which have been rezoned for residential development. This redevelopment inventory excludes sites with large vacant areas. Sites with large vacant areas are classified as vacant land.

Between 1980 and 1990, substantial rezoning created the potential for 10,000 more housing units which further reduced job growth thereby affecting the jobs/housing ratio. Rezoning to residential continues as discussed in the Futures Study section. Sunnyvale also adopted an R-1.5 zone to allow smaller residential lots. The R-1.5 zone has a minimum lot size of 4,200 sq. ft. and allows 10.37 dwelling units to the acre. The purpose of the R-1.5 zone is to provide for small lot developments, thereby increasing opportunities for affordable ownership housing.

The recently adopted R-1.7/PD zone provides for even smaller lots allowing for a maximum of 14.5 dwelling units per acre. A minimum size site of 2 acres is necessary for good design in this zone.

Due to the 1990 revision of the Accessory Unit Ordinance there is now potential for 1,865 accessory units as opposed to 422 units. Prior to revision of the Ordinance, about 5 accessory units were constructed each year. The revisions to the Accessory Unit Ordinance should significantly increase this number to an estimated 20 - 220 units per year.

Sunnyvale residents and developers are being notified of the changes in the Accessory Unit Ordinance in order that they may take advantage of these changes. The Accessory Unit Ordinance revisions facilitate the production of low and very low income housing.

Figure 23 (revised) describes Sunnyvale's vacant residential land capacity as of December 1990. All sites have public facilities and services available. Sufficient land is zoned for multifamily rental



units and to accommodate housing for all income levels. Sunnyvale can exceed its regional share for moderate and above moderate income units, as well as low and very low income units if developers and residents take advantage of the changes in the Accessory Unit Ordinance and if subsidies are available. Approximately 1,719 units can be built on the existing vacant land. Of those units, approximately 131 will be BMR units. The majority of the new residential development will be condominiums, townhouses and apartments. Single-family detached and cluster units will occur in the R-0 and R-1 zones. The R-1.5 zone, as discussed previously, permits single family and cluster housing on smaller lots with an average of 10 units per acre, while the R-1.7/PD zone permits 14.5 units per acre. Projects of 7 to 14 units per acre are anticipated for the R-2 zone. The R-3, R-4 and R-5 zones will have condominium, townhouse and apartment projects ranging from 15 to 45 units per acre. BMR units will be provided for projects of ten units or more in all developments of more than six units per acre, except for R-1.5 and R-1.7/PD zones.

Figure 23 (revised) does not include 43 acres of unincorporated privately owned residential land, planned for housing, that will provide 988 units. The unincorporated area is within the City's sphere of influence and will be subject to BMR requirements upon development. It is anticipated that the unincorporated land will be incorporated within the next five years. The housing in the unincorporated area will be multi-family with 708 units at R-4 zoning densities and single family and cluster housing on small lots with 280 units at R-1.7/PD zoning density since the unincorporated area has been given this general plan designation and partially pre-zoned. The City presently has the infrastructure and services available for the unincorporated areas. The only restriction upon development of the unincorporated land is that it must be annexed to the City prior to development.

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Figure 23 (Revised)  
 Sunnyvale's Remaining Vacant and  
 Developable Residential Land: 1990

Zone	Acres	Units (BMR)	Density Bonus	Total
R- 0	12.00	80(0)	0	80
R-1	1.00	8(0)	0	8
R-1.5	10.00	92(0)	0	92
R-1.7/PD	Units will result from Futures Study and the Unincorporated Area since larger sites are necessary			
R-2	6.00	57(5)	8	65
R-3	5.00	95(9)	12	107
R-4	10.00	350(35)	52	402
R-5	18.00	809(81)	121	930
TOTAL	62.00	1,491(130)	193	1,684

Source: City Planning Division records, 1990

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## **Futures Study (New Section)**

In 1988, the Golden Triangle Task Force, composed of Santa Clara County and the "Golden Triangle" cities of northern Santa Clara County, recommended adding 50,000-60,000 housing units in these cities to balance the existing jobs and housing imbalance. As a "Golden Triangle" city, Sunnyvale has taken several steps since 1988 to increase its housing supply.

In specific, the City undertook the Futures Study, a comprehensive citywide review of land use patterns in order to guide future development in a balanced and efficient manner. Eleven sites were initially reviewed as possible areas for rezoning to increase housing densities, while four sites were considered for increasing commercial intensities.

The major objective of the Futures Study has been to identify sites currently designated for commercial and industrial use that can be changed to residential use. Various sites were considered for rezoning to residential to accomplish this purpose. In addition, four areas have been identified as potential sites for commercial intensification to offset the loss of potential jobs that will occur with the loss of land zoned for industrial use.

Following careful analysis of a series of sites, four development options were selected to be addressed in an Environmental Impact Report ("EIR"). These options provide a cross section of densities, a transferral of commercial square footage and a reduction in potential jobs. They also provide an adequate basis for consideration of EIR development alternatives. The EIR will be completed in late 1991. At that time, the City will be in the position to properly evaluate and choose one of the four options. The four options are described as follows:

- Option 6 would provide 5,605 new dwelling units, and a net decrease in 1,057,051 sq. ft. of commercial space.
- Option 7 would provide for 8,286 new dwelling units, and a net decrease in 4,914,012 sq. ft. of commercial space.
- Option 8 would provide 8,978 new dwelling units and a net decrease in 1,057,051 sq. ft. of commercial space.
- Option 9 would provide 16,197 new residential units and a net decrease of 4,729,133 sq. ft. of commercial space.

At this point, it is unclear which zoning densities would be applied



to the redeveloped and rezoned sites. The EIR will address low and high density options at particular sites as each of the four development options propose a range of densities. It will also address infrastructure and public services impacts and requirements, if any. The Futures Study will identify additional appropriate zones for the small lot small home R-1.7/PD zoning district which will provide affordable housing for moderate income households.

The residential development that will result from the Futures Study will exceed the buildout projected by ABAG. Development is anticipated to occur over an estimated 15-20 year period, beginning in 1991. It is too early to provide further details regarding the estimated number of additional housing units, the anticipated jobs and housing balance changes, and the actual sites selected for rezoning or intensified development until one of the four options is selected. The community will also be involved in this process.

### **Single Room Occupancy Housing (New Section)**

Sunnyvale has developed a Single Room Occupancy ("SRO") Ordinance to encourage the development of single room occupancy housing in appropriate areas. This housing has traditionally been utilized by elderly and minimum wage earners. SRO hotels provide the lowest cost permanent housing resource in most cities. The homeless often find SROs an affordable entry point into the housing market, while the availability of SROs can protect some people from becoming homeless. An SRO room is usually small, between 80 and 250 square feet, typically with a sink and closet. Often, a bathroom, shower, and kitchen are shared with other units.

Sunnyvale currently has two hotels - the Sunnyvale Hotel and the Cozy 8 Motel/Hotel - which could be classified as SRO hotels. The Sunnyvale Hotel has 38 rooms which rent (as of 1990) from about \$110 to \$125 per week and Cozy 8 Motel/ Hotel has 106 rooms which rent (as of 1990) from \$132 to \$172 per week. These rent rates provide affordable housing for low income households.

The City's SRO Ordinance permits SRO developments in high density residential and commercial areas. The SRO Ordinance has incentives for developers to build units at a small scale which are affordable for very low income persons, have an average unit size of 180-200 square feet, and have income limits for occupants.

An SRO building of 100 units is currently under consideration. A

request for an SRO proposal on City owned land has been issued. Acceptable locations for SRO developments have been identified and include the El Camino Corridor. Sunnyvale's current zoning permits SROs in Commercial and R-5 zones with a use permit. Approximately 250 SRO units could be constructed between 1990-95 to provide housing for 100 very low and 150 low income households. A subsidy would likely be required to provide SRO housing for very low income households. We can expect that some of the SRO housing will be utilized by those who otherwise would be homeless.

## **Sites for Homeless Shelters and Transitional Housing (New Section)**

Sunnyvale is also addressing issues related to providing housing sites for the homeless. Sunnyvale's zoning ordinance presently accommodates uses which include homeless shelters. The rotating shelters do not require a use permit. Shelters are allowed in R-5, industrial, and commercial zones with a permit. Currently, most emergency housing is provided by the Emergency Housing Coalition at the Sunnyvale Armory, which is located in Sunnyvale and Agnews Family Living Center which is located in Santa Clara. This group receives funding from the City. There are also four other outside groups, funded by the City, which work with the homeless.

Also, the Sunnyvale/Cupertino Churches Homeless Shelter Action Group has just begin to use existing Sunnyvale and Cupertino churches to provide a rotating shelter. This concept minimizes the impact on neighborhoods and provides housing without the costs of construction of permanent facilities. Each host church provides shelter for 30 days and is assisted by a volunteer church which provides volunteers, meals and supplies. Approximately, 15-20 people per month can be sheltered under this program. The rotating shelter is considered a compatible use under Sunnyvale's zoning ordinance because of the semi-public character of the district. Thus, the churches will not be required to process any applications or permit fees to operate the shelter. This shelter program will meet some of the housing needs of Sunnyvale's homeless residents.

A modular type of emergency housing shelter has also been proposed for use in the City. Both public and privately owned vacant sites have been identified as being suitable for the location of this type of modular housing. Potential sites for emergency housing were identified by City staff in both residential and industrial areas. For example, a City-owned parcel on North Fair

Oaks near Highway 237 was considered, as well as church and industrial parking lots. Parking lots were considered but would likely not be available for this type of use due to liability and security considerations. Other sites in private ownership are potentially suitable. At this point, there is little likelihood that funding for the construction and operation of the modular shelter will be available, therefore, further site identification and/or negotiation with vacant land owners is unnecessary. If, at some point in the future, funding becomes available for the construction and operation of the facility, the City-owned site could be specifically reviewed for its feasibility.



Figure 24 (New Figure)  
**Maximum Number of Units That  
 Can be Constructed, Rehabilitated  
 and Conserved: 1990-1995**

<u>CONSTRUCTION</u>	<u>UNITS</u>
Market Rate Single Family (Attached and Detached)	1,500
Market Rate Multi-Family Units	1,520
Moderate Income <sup>1</sup>	1,120
Low Income <sup>2</sup>	375-725
Very Low Income <sup>3</sup>	<u>260-910</u>
 New Construction Total	 4,775-4,925
 <u>REHABILITATION</u>	
Private Rehabilitation Permits (6,500 units) and Code Enforcement (4,000 Units)	10,500
Assisted Rehabilitation <sup>4</sup>	<u>703</u>
 Total Units Rehabilitated	 11,203
 <u>CONSERVATION</u>	
Preserve existing SRO hotels	146
Continue Mobile Home Park Ordinance	4,194
Continue Condo Conversion Ordinance	21,149
Preserve low and very low income rentals through Mortgage Revenue Bonds	100
Maintain Existing Subsidized Units <sup>5</sup>	<u>97</u>
 Total Units Conserved	 25,686

<sup>1</sup>This includes 50 BMR units and 50 units from R-1.5 zone, 40 units through the HOME Program (if funding is available), 50 units through Mortgage Credit Certificates (if available), 70 senior rentals through density bonuses, 50 units through Mortgage Revenue Bonds (if available), and 860 apartment units.

<sup>2</sup>This includes 150 SRO units, 100 BMR units, 50-400 Accessory Units, 50 units in conjunction with the Housing Authority, 10 senior rentals through density bonuses, and 15 units through Mortgage Revenue Bonds.

<sup>3</sup>This includes 100 SRO units, 25 BMR units, 50 units with the Housing Authority, 20 senior rentals through density bonuses, 15 units through Mortgage Revenue Bonds, and 50-700 estimated Accessory Units. The development of Accessory Units depends upon the actions of the private sector. This figure does not include 2-3 group homes planned to accommodate 10 very low income persons.

<sup>4</sup>This includes 350 owner units including mobile homes, 18 rental units with remaining rental funds, 25 paint grants, 175 handicapped home access grants with CDBG funds, 75 units with in lieu fees provided to a nonprofit, and 30 very low income and 30 low income homeowners assisted through CHRP-0 funds.

<sup>5</sup>Provide in lieu fees and other assistance to nonprofits to purchase existing subsidized units. Preserve 95 section 221(d)(3) units, 2 BMR units, and other existing units through cooperation with nonprofits.

# III. Goals, Policies and Programs

## Introduction (Existing Section)

The Housing and Community Revitalization Sub-Element establishes a set of integrated goals, policies and actions. It is a local commitment to act and function in a given way. The Sub-Element provides guidance for decision making when the City is confronted with specific proposals. It provides policy direction for housing and community revitalization related matters. The policies and programs of this Sub-Element cannot solve every person's housing needs.

Goals, policies and action statements in the Housing and Community Revitalization Sub-Element are based on certain assumptions. They are:

1. The citizens of Sunnyvale desire to maintain the existing character of the City, with a reasonable modification in respect to density or intensity of use.
2. There are environmental, fiscal and social constraints, as well as existing land use development patterns, which limit and control the ultimate living and working environments in Sunnyvale.
3. Sunnyvale cannot equally balance its jobs and housing if assumptions 1 and 2 are valid.
4. It is preferable to change job producing land to residential, to permit modest increases in housing density, and to make more efficient use of existing housing so as to maintain the present character of Sunnyvale, as opposed to major density increases for existing vacant residential land.

5. There is a need for the City to focus on revitalization of privately-owned structures.
6. The City wants and needs a diversity of choice of tenure, type, size, location and cost of housing.
7. The private market cannot provide new housing affordable to low and middle income persons by itself.
8. In order to preserve and expand the supply of affordable housing, there must be cooperative efforts between the public and private sector.
9. Government should take a role to encourage the accessibility of housing to the various groups within the community.
10. Housing is a regional problem requiring inter-governmental cooperation.



# Goals, Policies and Programs (Revised Section)

## A. Supply

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**GOAL A: FOSTER THE EXPANSION OF THE HOUSING SUPPLY TO PROVIDE GREATER OPPORTUNITIES FOR CURRENT AND FUTURE RESIDENTS GIVEN ENVIRONMENTAL, SOCIAL, FISCAL, AND LAND USE CONSTRAINTS.**

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Policy A.1: Continue to improve, if feasible, the existing jobs to housing ratio.

### Objectives, Current Status and Program Description

- A.1.a. The City will continue its General Plan review (the Futures Study) to facilitate the creation of additional housing units through rezoning and, in doing such review, address the need to balance single-family versus apartment and townhouse development. The City's existing zoning permits all types of housing for all income groups. See also A.4.a.
- A.1.b. The City will review the capacity of the infrastructure to accommodate any increase in housing intensity and make recommendations if needed for expansion of the infrastructure. The existing infrastructure can meet the housing needs identified as the City's regional share, however, the proposed Futures Study will address infrastructure needs where densities are increased significantly.

- A.1.c. The City shall periodically review and compare its job growth potential to its housing growth.
- A.1.d. The City should periodically survey surrounding communities to review the various ways those communities are resolving their jobs and housing imbalance. This survey is presently being conducted as part of the Futures Study.
- A.1.e. The City should allow and encourage residential densities higher than 45 units per acre, in certain areas of the City, where appropriate.
- A.1.f. The City shall continue to permit small lot sizes under 6,000 square feet and residential zones providing for single-family detached or attached housing. This type of a small lot, small home zoning district will encourage developers to meet the identified pent up demand for affordable moderately priced single family homes. The R-1.5 zone created in 1989 permits a minimum lot size of 4,200 square feet, allowing up to 10 single family dwelling units per acre. The R-1.7/PD zone created in 1991 provides even more opportunity for affordable housing on small lots. The R-1.7/PD zone has a minimum lot size of 2,800 square feet and allows up to 14.5 dwelling units per acre. Based upon a survey of the current average household income in Sunnyvale, homes in the R-1.5 and R-1.7/PD zones will be affordable to moderate income households. Developments in the proposed R-1.7/PD zone require sufficiently large areas (2+ acres) to insure good design and to prevent incompatible infill. Residential sites within the City are being reviewed for their suitability for this type of zone. Sites for at least two R-1.7/PD zones will be identified in the Futures Study. It is anticipated this zone will be used when development proposals are received for some of the unincorporated area, as the unincorporated area contains sufficient acreage to construct this type of a development. See also programs C.2.a.,

C.3.e.

- A.1.g. The City should continue efforts to balance the need for additional housing with other community values, such as: preserving the character of established neighborhoods, maintaining high quality design, and promoting a sense of identity in each neighborhood.
- A.1.h. The City should continue to use its Community Design Sub-Element to address design issues related to density, such as the relationship of lot size and shape to the permitted number of units. Also, the Sliding Scale Issue Paper and the Design Review process address this issue.
- A.1.i. The City should promote the concept of open space and landscaping in the use and allowances of density and buildings, to preserve the quality of the City neighborhoods.

Policy A.2. Continue to require office and industrial development above a certain intensity to mitigate the demand for housing or provide additional housing.

Objectives, Current Status and Program Description

- A.2.a. The City shall require industrial and commercial developments that exceed established floor area ratios to contribute towards the housing fund or take other measures to mitigate the effects of the job increase upon the housing supply.

Policy A.3. Continue to permit and encourage a residential mix with jobs-producing land uses, as long as there is neighborhood compatibility and there are no environmental constraints.

Objectives, Current Status and Program Description

- A.3.a. The City should study ways to encourage mixed uses. The Futures Study is addressing this issue in great detail. See also C.3.k.



A.3.b. The City should increase the density of residential areas along the light rail corridor as proposed in the Downtown Plan after both the 1991 Comprehensive Study and the Futures Study are completed. Specific sites will be identified as appropriate for increased residential densities.

Policy A.4. Encourage innovative types of housing in existing residential zoning districts.

Objectives, Current Status and Program Description

A.4.a. The City shall require all new developments to build at least 75% of permitted densities. The R-1.5 and R-1.7 zone described in A.1.f. allow innovative housing types which provide housing for moderate income households.

A.4.b. The City shall continue the Accessory Unit Ordinance as a means to increase the supply of affordable units for low and very low income households. The work program for the affordable Housing Study, described in C.3.a, identified accessory units as an alternative for the development of more affordable housing in Sunnyvale. The recent Accessory Unit Ordinance revisions adopted, as recommended in the Work Program, increased the potential number of accessory units from 422 to 1,865 by reducing the minimum lot size and parking requirements. Due to the difficulty in obtaining sufficient funding for the construction of low and very low income units, increasing the possibility for more accessory units may be the best way for local governments to address this need. The City shall revise the Accessory Unit Ordinance as necessary to encourage development of accessory units in appropriate areas.

A.4.c. The City will encourage residential care facilities that are distributed throughout the community.

A.4.d. The City should evaluate residential development proposals in view of the needs of

families requiring three or more bedrooms.

A.4.e. The City shall review the appropriateness of the "O" (Office) overlay as it relates to residential zoning districts.

Policy A.5. Continue to provide timely and efficient processing for all developments.

Objectives, Current Status and Program Description

A.5.a. The City shall continue to monitor its processing steps and time for development proposals.





## B. Neighborhood Conditions

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### GOAL B: ENSURE A HIGH QUALITY LIVING AND WORKING ENVIRONMENT.

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Policy B.1                      Continue to encourage property owners to maintain existing developments in a manner which enhances the City. Properties should be aesthetically pleasing, free from nuisances and safe from hazards.

#### Objectives - Program Description

B.1.a.                      The City should continue to offer technical assistance to homeowners to aid them in maintaining, upgrading and improving their property. Such assistance shall be provided by staff and include a free manual on maintenance and improvement.

B.1.b.                      The City should continue to evaluate its outreach efforts for rehabilitation and conservation programs. Current outreach efforts involve utility stuffers, advertising, staff visits with community groups and free pamphlets describing the programs.

B.1.c.                      The City shall continue a high quality of maintenance for public streets, rights-of-way and recreational areas.

B.1.d.                      The City shall encourage the review of and implement concepts found in the Community Design Sub-Element.

Policy B.2.                      Continue to operate the Neighborhood Preservation Program.

#### Objectives, Current Status and Program Description

B.2.a.                      The City should review existing codes, ordinances and use permit conditions with the possibility of increasing enforcement or

developing new codes where neighborhood and community preservation issues are involved. The emphasis, however, will be on promoting voluntary compliance.

- B.2.b. For residential planning areas and defined neighborhoods having 10% of the structures rated below an "A" (sound) rating or areas with a majority of its structures over 30 years old, the City shall, if staff is available, continue its concentrated rehabilitation and code compliance program by identifying target areas, involving a strong community participation component, and using both its code enforcement powers and its rehabilitation resources.
- B.2.c. The City shall coordinate the Neighborhood Preservation Program with other programs, in order to avoid duplication of activity and maximize efficiency.
- B.2.d. The City should continue its Home Business Ordinance which permits businesses that do not affect the primary residential character of the neighborhood and that do not involve retail sales, large inventories, hazardous materials or traffic problems. Such businesses may not be operated in the yard or garage.
- B.2.e. The City should study the impacts of the aging of its housing in order to plan for rehabilitation services needed.
- B.2.f. The City should continue to develop and implement a citizen-oriented, pro-active education program regarding neighborhood preservation.
- Policy B.3. Continue to participate in the Community Development Block Grant and other rehabilitation and/or preservation programs.

#### Objectives, Current Status and Program Description

- B.3.a. The City should continue involvement with the rehabilitation programs for lower income

households. The rehabilitation programs include CDBG loans for single family and mobile homes and CDBG paint grants. Rental rehabilitation occurs through a local program with federal and non-federal funds. Currently, no new funds are being allocated for rental rehabilitation. Should funding become available, further rental rehabilitation will occur.

- B.3.b. The City should use its in lieu fees as appropriate to preserve existing affordable housing. The City is finalizing a low interest loan with an option to renew in order to assist a nonprofit in purchasing a 95 unit family-assisted housing development in Sunnyvale. Terms of the loan provide for the equity to be reinvested in affordable housing in Sunnyvale, if the project is refinanced.

Policy B.4. Ensure that new development and rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings.

#### Objectives - Program Description

- B.4.a. The City should continue architectural and site review of private and public development to ensure that the design is sensitive to and compatible with existing neighborhood surroundings. The City recently adopted a Design Review program which included a staff position designated for design review. The existing Design Review program is not a constraint to the development of housing, since it is primarily focusing on commercial areas along major arteries.

- B.4.b. The City should study and propose design solutions to mitigate the effects of a combination of uses or a combination of uses of different intensities.

- B.4.c. The City should promote neighborhood compatibility where mixed uses occur.

Policy B.5. Displacement impacts on tenants as a result of



revitalization or land use changes should be considered in the application approval process and minimized where possible.

Objectives, Current Status and Program Description

B.5.a. The City will evaluate private relocation efforts if displacement occurs. If dwelling units are removed, the City's displacement policy mitigates the loss of such units. The City's policy is that a land use change or revitalization program which displaces tenants shall, as a part of the City's application approval process, include a plan stating efforts taken by the property owner to assist relocation of tenants. These efforts could include: (1) favorable rental or purchase arrangements after work is completed, (2) location of vacancies in similar housing, (3) fixed payments of moving costs, (4) no rent increases upon application and until relocation is secured, (5) right of first purchase refusal, and (6) reduced purchase price options. To date displacement has not occurred due to any City actions. Displacement due to private actions has been minimal. Over the past few years, not more than four to six low income households were required to relocate as a result of displacement due to private actions. If relocation is necessary, the City obtains Section 8 certificates for those who must move.

Policy B.6. Continue the City's energy program to promote environmentally sound energy programs, such as solar hot water heating.

Objectives, Current Status and Program Description

B.6.a. The City will review and incorporate environmentally sound programs into the implementation of the Housing and Community Revitalization Sub-Element.

## C. Affordability

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**GOAL C: PROMOTE AND MAINTAIN A DIVERSITY IN TENURE, TYPE, SIZE, LOCATION AND COST-OF-HOUSING TO PERMIT A RANGE OF INDIVIDUAL CHOICE FOR ALL CURRENT RESIDENTS AND THOSE EXPECTED TO BECOME CITY RESIDENTS AS A RESULT OF NORMAL GROWTH PROCESSES AND EMPLOYMENT OPPORTUNITIES.**

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Policy C.1.                      Attempt to maintain as many as possible of the existing rental units affordable to lower income families and seniors.

### Objectives, Current Status and Program Description

C.1.a.                              The City will continue to support private participation in rental subsidy programs, such as the Section 8 Existing Program. The City will continue to encourage greater participation in the Section 8 Existing Program by local property owners such as publicizing and providing information to owners, contacting apartment owners, sending letters, and working with organizations that promote such participation.

C.1.b.                              The City should assist in the preservation of existing affordable housing through cooperation with nonprofits.

Policy C.2.                              Continue to require a mix in the price of housing units in new subdivisions and apartment complexes as a way of distributing low and moderate cost housing throughout the City.

### Objectives, Current Status and Program Description

C.2.a.                              The City should continue its inclusionary zoning ordinance (the "Affordable Housing Ordinance") which implements Below Market

Rate (BMR) policies for new residential construction by requiring that 10% of all new units constructed, except those units in R0 and R1 zones, be affordable to very low, low, and/or moderate income renters or owners. The Affordable Housing Ordinance also provides for density bonuses up to 25% to encourage the development of housing for moderate, low and very low income households. Private and nonprofit developers may take advantage of these provisions. The City will amend its Affordable Housing Ordinance to include the State's new density bonus provisions. The current ordinance already contains the regulatory incentives to comply with the new state law. The City plans to have 100 senior rental units developed through the Density Bonus<sup>1</sup> Program with 30 rental units affordable to low and very low income seniors.

C.2.b. The City shall continue the resale controls element of the BMR Program.

C.2.c. The City shall allow in-lieu payments as an option for the BMR program. Accumulated funds would be used to supplement existing housing programs or expand into new program areas, such as preventing the loss of low income units subject to the termination of rent subsidies. The advantage of in-lieu fee payments is to provide the City with flexibility to use the funds for permanent affordable housing options.

Policy C.3. Continue to use local, state and federal financing programs which help reduce the costs of construction, or costs to the resident, in order to make housing affordable to low and middle income families, seniors and handicapped.

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<sup>1</sup>It is calculated that by increasing the density bonus to 40%, the per unit cost can be reduced by almost \$13,000 or 13%.



## Objectives, Current Status and Program Description

- C.3.a. The City should consider direct City and public financial involvement in housing programs, including City bonding resources. In 1990, the City approved a work program for an Affordable Housing Study. The main objective of the Affordable Housing Study is to determine the additional steps the City can take to encourage lower cost housing through the use of zoning. The work program received the number one priority rating for the Planning Division by the City Council for 1990. The work program investigated alternatives for the development of affordable housing. Three alternatives were chosen - R-1.7/PD Zoning (affordable home ownership for moderate income households), Accessory Living Units (affordable housing for low and very low income households), and State Density Bonuses (affordable below market rate housing).
- C.3.b. The City should continue to review available programs and to pursue financial and planning resources available to write down the cost of land in order to assist developers of below market rate housing.
- C.3.c. The City should review the feasibility of encouraging limited equity cooperatives as a source of lower income ownership housing.
- C.3.d. The City shall continue its Community Development Block Grant ("CDBG") Program to assist individuals in providing home ownership opportunities through the HOME Investment Partnership Program and to assist private agencies in locating affordable housing for families and seniors, if funding is available. The City currently supports private agencies which investigate discrimination, arrange shared housing, provide emergency housing for the homeless, and assist victims of violence. The City will continue to use approximately 80% of all CDBG funds for housing related projects and 85% of all CDBG

funds for low and moderate income households.

- C.3.e. The City will participate with the County to encourage the use of Mortgage Revenue Bonds, if available, to develop 70 moderate income owner occupied units and 30 very low and low income rental units within the City over the next 5 years. Mortgage Revenue Bonds can also be useful to preserve existing affordable housing by making refinancing available.
- C.3.f. The City should study the future uses of the tax increment revenues from the Redevelopment Agency that are to be used for low and moderate income housing, if such revenues become available. At present, however, the Redevelopment Agency has no remaining resources for housing.
- C.3.g. The City shall continue to develop Single Room Occupancy ("SRO") dwellings to assist the elderly, minimum wage earners, and the homeless. The City recently adopted an SRO Ordinance specifying minimum unit size. The incentives in the ordinance permit development of housing affordable to low and very low income persons.
- C.3.h. The City should encourage and assist non-profit housing organizations and the Housing Authority to develop 100 new low and very low income rental units within the City over the next five years, by identifying sites and potential surplus sites and by the use of housing mitigation fees which are provided by office/industrial developers who exceed a specified floor area ratio. The City will also work with Project Match to develop 2-3 group homes over the next five years.
- C.3.i. The City should continue to identify, encourage, and publicize private activities and programs which will create affordable housing opportunities, including rental but especially in owner-occupied, single-family developments.

The City currently works with non-profit community groups to create affordable housing. Information on the availability of facilities for the handicapped is provided by the City to hospitals and rehabilitation centers.

C.3.j. The City should continue to participate in HUD's Housing Assistance Programs through the Housing Authority to ensure maximum benefit to Sunnyvale residents, if funding is available. Every year the City should review the availability of new programs if staff time permits.

C.3.k. The City is currently studying underutilized commercial areas or parking lots where mixed use development combining senior housing with commercial uses would be feasible.

Policy C.4. Continue to provide assistance to homeless people.

#### Objectives, Current Status and Program Description

C.4.a. The City should continue to evaluate the existing statistics on homeless people to ascertain the extent of the problem within the City.

C.4.b. The City should analyze the potential role the City should assume in providing housing for homeless people, if existing organizations are unable to meet this need.

C.4.c. The City should consider developing alternative City-based and City-funded programs to accommodate the City's fluctuating homeless population. The City's municipal code permits homeless shelters. The City will continue to support existing organizations which shelter homeless people, if funding permits. The City will maintain the list of Sunnyvale sites identified for emergency modular shelters so that if funding becomes available and if the need exists, shelters can be developed.



C.4.d. The City should study the feasibility of further cooperation with private and non-profit organizations to provide additional assistance to homeless people in the City.

Policy C.5. Continue to promote a working relationship with residential developers and realtors to help implement housing policies.

Objectives, Current Status and Program Description

C.5.a. The City should provide information about General Plan policies (including those in the Community Design Sub-Element), development regulations, approval procedures, and financing programs.

## D. Accessibility - Fair Housing Practices

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**GOAL D: PROMOTE A COMMUNITY IN WHICH ALL PEOPLE REGARDLESS OF THEIR ETHNICITY, RACE, RELIGION, MARITAL STATUS, HANDICAP, SEX OR AGE WILL HAVE AN EQUAL OPPORTUNITY TO AVAIL THEMSELVES OF HOUSING.**

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Policy D.1. Continue to support efforts of organizations which work toward eliminating unlawful discrimination in Sunnyvale.

### Objectives, Current Status and Program Description

D.1.a. The City shall continue its Age Discrimination Ordinance to discourage age discrimination.

D.1.b. The City should prepare an annual review of the Age Discrimination Ordinance based on the reports provided by the non-profit agency which monitors discrimination for Sunnyvale.

D.1.c. The City should continue to provide assistance to a local non-profit organization that provides services to those experiencing discrimination.

D.1.d. The City should review existing lending practices such as redlining to determine the extent to which these practices may inhibit the City achieving its General Plan goals and policies related toward housing development, and to allow for greater leverage and on-going income streams for housing programs.

Policy D.2. Continue to ensure that handicapped persons have access to newly constructed residential developments when required by code and encourage similar access in renovated structures.

#### Objectives, Current Status and Program Description

D.2.a. The City should consider exploring the feasibility of providing greater handicapped access through the development review process (as a supplement to minimum State requirements).

D.2.b. The City should encourage handicapped access during renovations, when appropriate, and continue its Home Access Program, if funds remain available. Funds are used to retrofit units occupied by disabled persons and are expected to assist approximately 35 households annually. The City also uses CBDG funds to provide curb cuts to assist handicapped and disabled persons.

Policy D.3. Continue to promote good tenant/landlord relations.

#### Objectives, Current Status and Program Description

D.3.a. The City should have information available to tenants concerning their rights and responsibilities.

D.3.b. The City should have available information to landlords concerning their rights and responsibilities of owning rental property.

D.3.c. The City should continue to support and to refer landlord/tenant problems to a non-profit agency that provides rental information and mediation services on a voluntary basis to Sunnyvale residents, if funding is available.

## **E. Condominium and Mobile Home Park Conversions**

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**GOAL E: PROVIDE A MIXTURE OF OWNER AND RENTAL HOUSING OPPORTUNITIES BY ALLOWING CONVERSION FROM APARTMENT TO CONDOMINIUMS OR COOPERATIVES WHEN A BENEFIT TO THE OVERALL CITY HOUSING NEED CAN BE SHOWN. PROVIDE AN EQUITABLE PROCESS WITH REASONABLE MITIGATION MEASURES IN THE EVENT OF CONVERSION OF MOBILE HOME PARKS TO A DIFFERENT USE.**

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Policy E.1. Continue to allow condominium and cooperative conversions only when the Citywide vacancy rate for rental units warrants such conversions.

### Objectives, Current Status and Program Description

E.1.a. The City shall continue its Condominium Conversion Ordinance which provides a system for evaluating condominium and cooperative conversion proposals.

E.1.b. The City will continue to conduct a survey of apartments to determine the vacancy rate every six months.

Policy E.2. Ensure that all condominium conversions meet on-site standards.

Policy E.3. Continue to provide for tenant protection prior to condominium conversion.

### Objectives, Current Status and Program Description

E.3.a. The City's Condominium Conversion Ordinance should provide a mechanism to ensure that efforts were not made to create vacancies immediately prior to the conversion application.



Policy E.4. Continue to provide ownership opportunities to those living in apartment complexes at the time of application.

Policy E.5. Continue to provide for low and moderate inclusionary units at the complex, under the Below Market Rate Program, in the event a condominium conversion occurs.

Policy E.6. Continue to regulate the conversion of mobile home parks in the event of a change of use.

Objectives, Current Status and Program Description

E.6.a. The City shall continue its Mobile Home Park Conversion Ordinance. There have been no mobile home park conversions under the Ordinance.

## F. Intergovernmental Coordination

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**GOAL F: ASSUME AN ACTIVE ROLE IN REVIEWING AND FORMULATING FEDERAL, STATE, REGIONAL AND COUNTYWIDE HOUSING PROGRAMS TO ENSURE COMPATIBILITY WITH LOCAL POLICIES AND NEEDS.**

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Policy F.1. Continue to provide comments concerning state and regional housing plans which affect Sunnyvale.

Policy F.2. Consider supporting housing legislation at the county, state and federal levels which will promote the goals and policies of the Housing and Community Revitalization Sub-Element.

### Objectives, Current Status and Program Description

F.2.a. The City will support the elimination of state-by-state volume caps imposed on mortgage revenue bond issues by the 1986 Federal Tax Reform Act, with regard to all housing projects.

F.2.b. The City will oppose Census cuts that eliminate housing data needed for planning purposes.

F.2.c. The City will support federal legislation to find ways to maintain the supply of housing threatened by the expiration of federal housing subsidy contracts.

F.2.d. The City will support legislation which exempts from the school impact fee all publicly-subsidized housing, including low and moderate income housing for senior citizens.

Policy F.3. Continue an active dialogue with neighboring cities, Santa Clara County and ABAG regarding mutual concerns.

## Objectives, Current Status and Program Description

- F.3.a. The City will continue participation in the Golden Triangle Task Force.

QPP 4.6 in [SV]

**1990 - 1995 TIMEFRAME FOR IMPLEMENTATION OF  
HOUSING AND COMMUNITY REVITALIZATION PROGRAM (REVISED PROGRAM)**

The following section is mandated by state law.

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
A.1.a.	Review General Plan to facilitate the creation of additional housing units.	Rezone & redevelop land to residential uses. Redevelopment potential for 1,100 units (110 BMR units) and vacant land potential for 1,719 units (131 BMR units) as of 12/90. Additional housing sites for 5,600- 16,000 units have been identified as part of the Futures Study. An EIR of these sites in process and ultimately 1 of 4 alternatives will be selected.	City budget	Planning Division	Ongoing
A.1.b.	Analyze constraints to growth.	The Futures Study EIR will address this issue and propose options, if necessary.	"	"	Ongoing
A.1.c.	Determine if further imbalance in jobs and housing ratio will occur.	The implementation of the Futures Study will reduce the jobs and housing imbalance through rezoning and increasing residential densities.	"	"	Ongoing
A.1.d.	Survey other communities' response to jobs & housing imbalance, if funding and staff time permits.	The Futures Study is addressing this issue.	"	"	Ongoing
A.1.e.	Encourage densities above 45 du/ac where appropriate.	A large site of 850 market rate units is currently proposed.	City budget	Planning Division	Ongoing



**1990 - 1995 TIMEFRAME FOR IMPLEMENTATION OF  
HOUSING AND COMMUNITY REVITALIZATION PROGRAM (REVISED PROGRAM)**

The following section is mandated by state law.

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
A.1.a.	Review General Plan to facilitate the creation of additional housing units.	Rezone & redevelop land to residential uses. Redevelopment potential for 1,100 units (110 BMR units) and vacant land potential for 1,719 units (131 BMR units) as of 12/90. Additional housing sites for 5,600- 16,000 units have been identified as part of the Futures Study. An EIR of these sites in process and ultimately 1 of 4 alternatives will be selected.	City budget	Planning Division	Ongoing
A.1.b.	Analyze constraints to growth.	The Futures Study EIR will address this issue and propose options, if necessary.	"	"	Ongoing
A.1.c.	Determine if further imbalance in jobs and housing ratio will occur.	The implementation of the Futures Study will reduce the jobs and housing imbalance through rezoning and increasing residential densities.	"	"	Ongoing
A.1.d.	Survey other communities' response to jobs & housing imbalance, if funding and staff time permits.	The Futures Study is addressing this issue.	"	"	Ongoing
A.1.e.	Encourage densities above 45 du/ac where appropriate.	A large site of 850 market rate units is currently proposed.	City budget	Planning Division	Ongoing

<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
A.1.f. Increase affordable ownership housing opportunities.	Continue using R-1.5 zone and to provide housing for 50 moderate income households. Utilize R-1.7/PD zone in the Futures Study and unincorporated area. . Sites for the R-1.7/PD zone will be identified in the Futures Study. Complete study regarding affordable housing ownership opportunities. Review the zoning innovations used in other cities for their potential for implementation in Sunnyvale. See also A.4.b., C.2.a., and C.3.e.	"	"	Ongoing & 1991 complete study of R-1.7/PD zone for housing.
A.1.g. Balance need for housing with other community values.	Address during each project's development review, i.e., examine impact on surrounding neighborhoods.	"	"	Ongoing
A.1.h. Study design issues related to density.	Follow recommendations in Sliding Scale issue paper. Also, continue Community Design Sub-Element & New Design Review Process.	"	"	Ongoing
A.1.i. Preserve neighborhood quality through open space and landscaping.	Continue to address open space & landscaping issues in Community Design Sub-Element and during development review.	City budget	Planning Division	Ongoing
A.2.a. Require commercial & industrial developers to provide in lieu housing fees or mitigate in other ways when the FAR exceeds a certain intensity.	Continue Housing Mitigation Reserve fund. The City currently has about \$2 million in this fund which is being and will continue to be used to develop or preserve affordable housing.	"	"	Ongoing
A.3.a Encourage mixed uses.	Special study and recommendations, see also C.3.k.	"	"	1993

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
A.3.b.	Increase residential intensities along light rail corridors.	Complete Comprehensive Study & Futures Study and implement Downtown Plan recommendations.	"	"	1991 & Ongoing
A.4.a.	Require developers to build at least 75% of permitted density.	Continue policy.	"	"	Ongoing
A.4.b.	Increase affordable units through the Accessory Unit Ordinance.	Continue Ordinance. Revise Ordinance to reduce minimum lot size and parking requirements and streamline the permit process to encourage more accessory units. Approximately 25- 100+ units per year may be constructed. However, the potential exists for up to 1,865 units affordable to very low and low income households. Notice Sunnyvale residents of the Accessory Unit Ordinance revisions and requirements through the Quarterly Report mailed to all residents in order to stimulate the development of Accessory Units.	City Budget	Planning Division	1991 & Ongoing
A.4.c.	Encourage residential care facilities.	Continue to provide info to developers.	"	"	Ongoing
A.4.d.	Evaluate development proposals for the needs of large families.	Address during dev. review and Futures Study.	"	"	Ongoing
A.4.e.	Review "O" (Office) overlay as it relates to zoning districts.	Special study.	"	"	1993
A.5.a.	Continue to monitor development processing steps and time.	Continue One-Stop Permit Center to facilitate development processing.	"	Planning & Building Divisions	Ongoing

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
B.1.a.	Offer technical aid for homeowner property improvement.	Continue rehab program and info handouts. Assist 140-160 residents per year requesting information on rehab programs and provide about 600-800 homeowners' improvement manuals to residents.	CDBG/City budget	H o u s i n g / Planning/ Building Divisions	Ongoing
B.1.b.	Continue to evaluate outreach efforts to encourage private rehabilitation.	Continue report on number of rehab projects and participants in community meetings. Promote outreach by utility stuffers, reports & free pamphlets. Approximately, 6,500 units will be rehabilitated over the next 5 years.	CDBG	"	Annually
B.1.c.	Continue maintenance of streets, etc.	Continue ongoing program.	City budget	Public Works	Ongoing
B.1.d.	Encourage review of and implement concepts in Community Design Sub-Element.	Continue ongoing review and implementation.	"	Planning Division	Ongoing
B.2.a.	Review existing codes and ordinances and propose new codes and ordinances to preserve neighborhoods.	Special studies. Continue to update codes to meet changing community needs.	"	"	As needed
B.2.b.	Continue concentrated rehabilitation program in neighborhoods.	Special studies & preservation actions. Continue community meetings to encourage private rehabilitation. Institute code compliance proceedings for approximately 800 units per year.	City budget	Neighborhood Pres. Div.	Ongoing
B.2.c.	Coordinate Neighborhood Preservation Program with other programs.	Report on programs and their overlap.	"	"	Ongoing
B.2.d.	Continue Home Business Ordinance to preserve neighborhood quality.	Continue enforcement of Ordinance. Grant home business licenses as appropriate.	"	Planning Division	Ongoing



	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
B.2.e.	Study impact of aging of City's housing.	Special study, if funding permits to address problems and propose alternatives.	"	Neighborhood Pres. Div.	1991
B.2.f.	Continue to develop and implement a citizen-oriented education program re neighborhood preservation.	Continue program in segments and implement over time, as staff time is available. Continue the "Neighborhoods" book for citizens and the children's comic book. Use books in conjunction with the City's Education program.	"	"	Ongoing
B.3.a.	Continue rehab programs.	Assist 6 low and 6 very low income owners through CPRP-O grants per year. Rehabilitate 350 low income owner units, including mobile homes, thru CDBG and provide for 25 paint grants to low income homeowners over the next 5 years. Rehabilitate low income rental units when funding becomes available. Assist nonprofit organizations in rehabilitation of housing for about 15 low income households per year, as funding permits.	CDBG, C H R P - O , & Federal	Housing Division	Ongoing
B.3.b.	Use in lieu fees, if necessary, to preserve affordable housing.	Assist nonprofits to preserve 2 BMR moderate income units; Aster Park (45 low income & 40 very low income family units); and the ____ existing remaining low income units over the next 5 years. See also C.1.b.	In Lieu Fees	"	Ongoing
B.4.a.	Promote neighborhood compatibility between new and old developments.	Continue architectural and site review. Continue funding the staff position for design review.	City budget	Planning Division	Ongoing
B.4.b.	Mitigate effects of combination of different uses or intensities.	Address during development review.	"	"	Ongoing

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
B.4.c.	Promote neighborhood compatibility between mixed uses.	Implement Community Design Sub-Element and during development review.	City budget	Planning Division	Ongoing
B.5.a.	Evaluate private relocation efforts whenever displacement occurs.	Evaluate project for displacement impacts, continue tenant relocation and assistance policy to mitigate harmful effects if displacement occurs.	"	Housing Division	As needed
B.6.a.	Review & incorporate environmentally sound programs into housing developments.	Periodic review of environmental programs.	"	Planning Division	As needed
C.1.a.	Continue to support private participation in rental subsidy programs.	Continue educational program & assist 75 new Section 8 existing households annually, if funding continues.	Federal	Housing Division	Ongoing
C.1.b.	Continue to support nonprofits and take actions, if necessary and possible, to preserve existing affordable housing.	Contact nonprofits to discuss their plans for the assisted housing they operate.	City budget, in lieu fees.	Housing Division	Annually
C.2.a.	Continue BMR Program and Density Bonus Program.	Continue BMR provisions in Affordable Housing Ordinance to provide assistance to 10 moderate income , 20 low income &, 5 very low income households per year. Amend Affordable Housing Ordinance to comply with changes in the State Density Bonus Law. Develop 100 senior rentals through the Density Bonus Program (20 for very low and 10 for low income seniors).	City budget	H o u s i n g & Planning Divisions	1991 & Ongoing
C.2.b.	Maintain resale control on BMR units.	Continue controls. Use in lieu fees to purchase BMR housing, if necessary.	"	"	Ongoing

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
C.3.a.	Consider additional City involvement in housing programs, if funding and staff are available.	Special study of alternative levels of participation. Implement 1990 Affordable Housing Work Program alternatives to provide affordable housing opportunities through rezoning. Use in-lieu fees to obtain below market rate housing.	City budget, in lieu fees	Housing Division	1991 & every 3 years
C.3.b.	Determine availability of funds for programs to write down land costs.	Pursue funds & identify planning resources available.	"	Planning Division	Annually
C.3.c.	Determine feasibility of limited equity cooperatives.	Special study, if staff time permits.	City budget	Planning Division	1991
C.3.d.	Assist individuals & private agencies providing affordable housing through the CDBG program.	Participate in the HOME Partnership Program (if funding is available) and assist 8 moderate income households annually in home ownership opportunities. Assist annually 400+ persons and 120 single parent households through CDBG contributions to private agencies, if CDBG funding continues.	CDBG	"	Ongoing
C.3.e.	Encourage use of Mortgage Revenue Bonds by participation with County and Mortgage Credit Certificates.	Develop 70 moderate income owner occupied & 30 low & very low rental units over next 5 years, if bonds are available. Assist 50 moderate income homeowners through Mortgage Credit Certificates. Use Mortgage Revenue Bonds to refinance existing rentals to preserve low income housing.	Mortgage Revenue Bonds & Mortgage Credit Certificates	Housing & Planning Divisions	Ongoing
C.3.f.	Study tax increment potential.	Special study.	City budget	Housing Division	1991

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
C.3.g.	Continue SRO ordinance.	Continue the SRO ordinance. Assist 250 low & very low income households over the next 5 years. Preserve existing 146 SRO hotel/motel units.	"	"	1991 & Ongoing
C.3.h.	Encourage & assist nonprofit organizations and Housing Authority to develop new rental units in City by identification of sites and use of in lieu fees.	Develop 100 rentals, 50 for low income & 50 for very low income households over next 5 years, if funding & staff time permits. Develop with Project Match 2-3 group homes for 10 very low income persons.	Private, Project Match, State, CDBG & City budget	Housing Division	1995
C.3.i.	Continue to identify, publicize & support community projects to provide affordable housing.	Continue to identify, publicize and support affordable housing projects. Continue working with nonprofit groups to develop affordable housing.	CDBG & City budget	"	Ongoing
C.3.j.	Continue to participate in HUD programs.	Continue participation and special study of availability of programs and recommendations.	Federal & City budget	"	Annually
C.3.k.	Continue to identify underutilized commercial areas or parking lots where mixed use development combining senior housing with commercial uses would be feasible.	Complete study to identify sites.	City budget	Planning Division	1992
C.4.a.	Ascertain extent of homeless problems.	Special studies as needed. Obtain & review reports related to number of homeless persons.	"	"	As needed.
C.4.b.	Analyze potential role for City to take in providing housing for homeless.	Continue studies to assist agencies providing shelter for the homeless.	"	"	As needed.



	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
C.4.c.	Consider developing alternative City-based programs & continue supporting existing programs to assist homeless. The City's Feasibility Study of emergency modular housing shelters identified housing sites for the homeless.	Continue CDBG grants to organizations assisting the homeless. Assist about 650 persons annually through funds provided to a nonprofit agency. Maintain list of sites for emergency shelters. .	City budget & CDBG	Planning Division	1990 & ongoing (for existing programs)
C.4.d.	Study feasibility of additional involvement with private agencies assisting homeless.	Special study. The City reviewed and supported the concept of churches providing rotating shelters. Support the rotating shelter for the homeless program proposed by Sunnyvale Cupertino Churches Homeless Shelter Action Group. Assist 240 persons per year (20 per month) through rotating shelters.	City budget	"	1990
C.5.a.	Provide information to developers about housing policies, regulations, procedures and financing.	Continue to provide information.	"	Housing & Planning Divisions	Ongoing
D.1.a.	Prohibit discrimination against children.	Continue Age Discrimination Ordinance.	"	Housing Division	Ongoing
D.1.b.	Review Age Discrimination Ordinance in light of annual reports by a nonprofit agency.	Review report for need to undertake action.	"	"	Annual
D.1.c.	Support nonprofit agency that provides assistance to those experiencing discrimination.	Continue funding & assist 100 persons annually, if funding continues.	CDBG	"	Ongoing
D.1.d.	Review existing lending practices.	Special study.	City budget	"	1993
D.2.a.	Explore potential for greater handicapped access through the permit process.	Special study.	City budget & CDBG	Housing & Building Divisions	1992

	<u>Objective</u>	<u>Action</u>	<u>Funding Source</u>	<u>Agency Responsible</u>	<u>Timing</u>
D.2.b.	Continue to encourage handicapped access in renovation and through the home access program.	Review of projects & provide 35 home access grants annually. Continue handicapped curb cut project.	"	"	Ongoing
D.3.a.	Have information available to tenants.	Maintain pamphlets & referrals.	City budget	Housing Division	Ongoing
D.3.b.	Have information available to landlords.	Maintain pamphlets & referrals.	"	"	Ongoing
D.3.c.	Continue support of agency assisting in landlord/tenant problems.	Assist 2800+ residents annually, if funding continues.	CDBG	"	Ongoing
E.1.a.	Prohibit conversions until rental vacancy rate exceeds 3%.	Continue Conversion Ordinance to conserve the existing 21,149 apartment units.	City budget	Planning Division	Ongoing
E.1.b.	Document vacancy rate.	Continue to survey apartments.	"	Housing Division	Bi-annually
E.2.	Ensure that condominium conversions meet on-site standards.	Enforce standards if conversions occur.	"	Planning Division	Ongoing
E.3.a.	Ensure that vacancies are not created prior to a condominium conversion application.	Amend Ordinance.	"	"	1992
E.4.	Provide ownership opportunities to apartment residents.	Continue standards of Condo Conversion Ordinance.	"	"	As needed
E.5.	Provide low/moderate priced units at a converted project.	Apply BMR Ordinance to conversions.	City budget	Planning Division	As needed
E.6.a.	Ensure equitable process in conversion of mobile home parks.	Continue MHP Conversion Ordinance to preserve existing 4,194 mobile homes.	"	"	As needed
F.1.	Provide comments on state & regional housing plans.	Review plans.	"	"	As needed
F.2.	Consider supporting housing legislation.	Conduct annual review of proposed legislation.	"	Housing & Planning Divisions	Annually

**Objective**

**Action**

**Funding  
Source**

**Agency  
Responsible**

**Timing**

F.3.a.

Participate in Golden Triangle Area Strategic Plan.

Continue Futures Study.

"

Planning Division

Ongoing

SAB/gpc/7/18/91.  
Timeframe Qtr (SV)

U.C. BERKELEY LIBRARIES



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